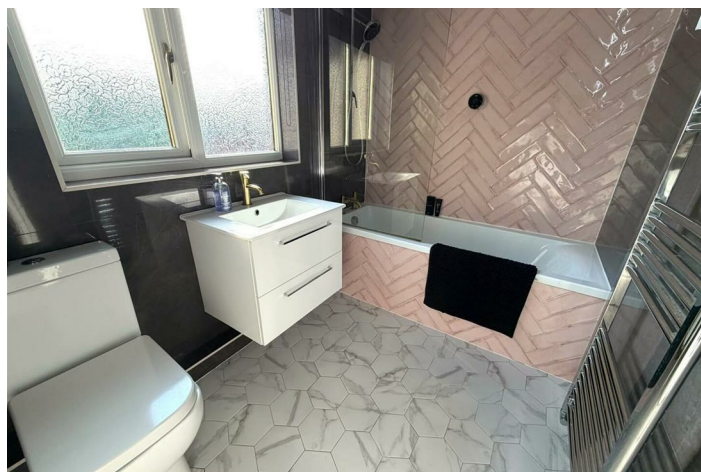
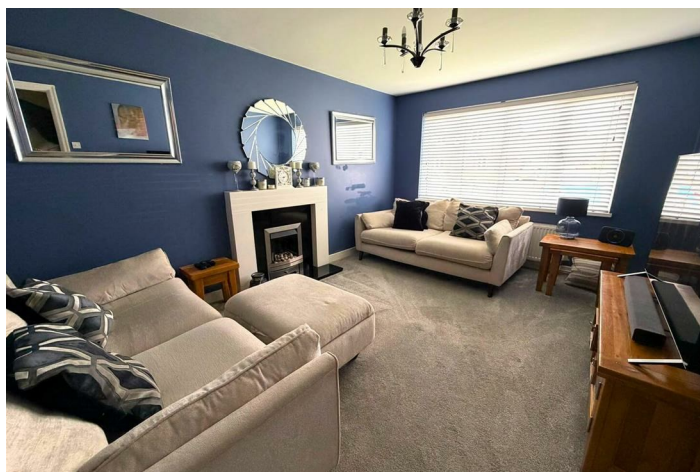


FREEHOLD



House - Detached (EPC Rating: C)

12 ORCHARD DRIVE, LITTLE NESTON,  
NESTON, CH64 0XG

£375,000

HC Hodgson Carr  
SALES & LETTINGS

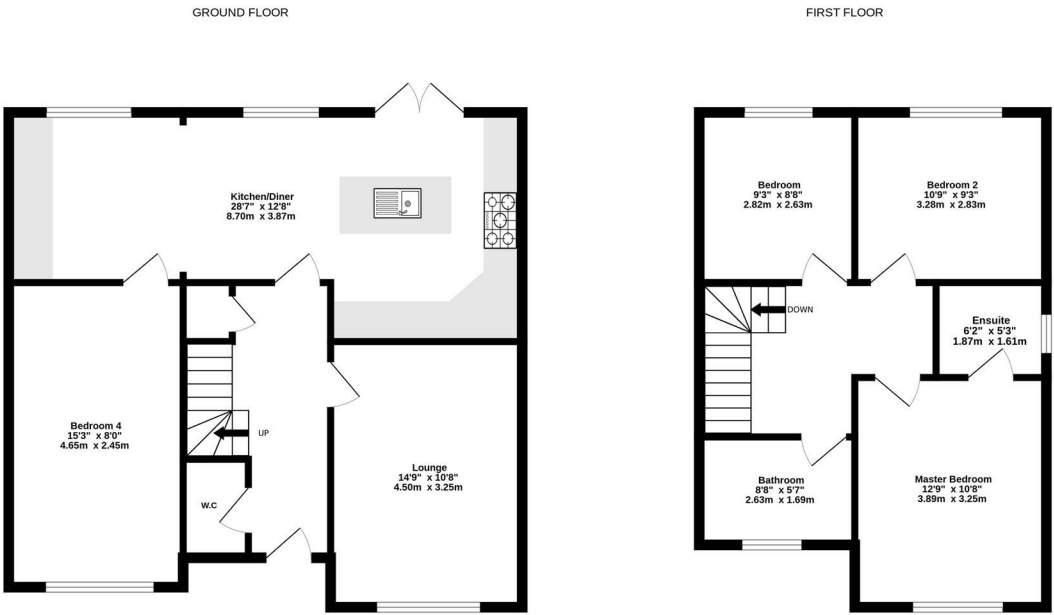


# 4 Bedroom House - Detached located in Neston

Hodgson Carr are delighted to present this beautifully renovated four bedroom family home, finished to an exceptional standard throughout.

At the heart of the property is a spacious open-plan kitchen and dining room, complete with shaker style units, oak worktops and integrated appliances. A central island houses the sink and instant hot water tap, creating a stylish and practical focal point. Patio doors open onto the south-facing rear garden, making this an ideal space for entertaining and everyday family living.

Just off the kitchen is a versatile additional room currently used as a fourth bedroom, but equally suited to a second living room, home office, gym or playroom. There is also a downstairs WC and a separate family living room to the front of the home.



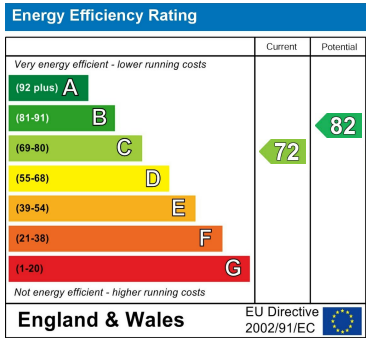
ORCHARD WAY, NESTON

TOTAL FLOOR AREA : 1250 sq.ft (116.1 sq.m.) approx.

While every attempt is made to ensure the accuracy of this floorplan, measurements are approximate only and no responsibility is accepted by Metropix ©2023 in relation to any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. Made with Metropix ©2023

Council Tax Band  
**D**  
Energy Performance Graph

Call us on  
**0151 832 1888**  
**info@hodgsoncarr.com**



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.